

NOTES:

- THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP: # 57-3 ((1)) PARCELS 5 \$6
- 2. THE APPLICANT IS:

4300 LAMARRE DRIVE FAIRFAX, VA 22032

WILLIAM GREEN 4222 LAMARRE DRIVE FAIRFAX, VA 22032

UPON INFORMATION OF RECORD.

3. CURRENT OWNERSHIP IS LISTED AS FOLLOWS:

DEED BOOK / PAGE PARCEL CURRENT OWNER 50,227 SF 11333/0390 34,604 SF 84,831 SF

BOUNDARY INFORMATION IS BASED UPON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS, INC. BOUNDARY INFORMATION FOR PARCEL 6 IS BASED

THE TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS. CONTOUR INTERVAL IS TWO FEET. TOPOGRAPHY FOR PARCEL 6 IS BASE UPON INFORMATION OF RECORD.

ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREON. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SUBDIVISION PLAN / PLAT PREPARATION / SUBMISSION.

EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.

LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR

ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

10. AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.

THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL DWELLING UNITS ASSOCIATED WITH THIS DEVELOPMENT SHALL BE SERVED BY GRAVITY FLOW, AS NO PUMPING SHALL BE PERMITTED.

THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 3 TO 4 DWELLING UNITS PER ACRE.

13. A RESOURCE PROTECTION AREA (RPA), AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE, DOES NOT EXIST ON THE SUBJECT PROPERTY.

14. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS NOT REQUIRED.

15. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

ALL PUBLIC STREETS SHOWN ON THIS PROPERTY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND DEDICATED / CONVEYED IN FEE SIMPLE TO THE BOARD OF SUPERVISORS FOR PUBLIC STREET

AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND FLOOD PLAIN DO NOT

EXIST ON THE SUBJECT PROPERTY.

NO HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND / OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER / DEVELOPER.

A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED.

THE APPLICANT HAS APPLIED FOR A WAIVER OF THE DETENTION REQUIREMENT. IF THE WAIVER IS NOT GRANTED, AN HOA WILL BE ESTABLISHED AND A SWM/BMP POND CONSTRUCTED WITHIN PARCEL "A". IF THE FACILITY IS CONSTRUCTED IT SHALL BE MAINTAINED BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS.

22. A SUPPLEMENTAL COPY OF THE GENERALIZED DEVELOPMENT PLAN HAS BEEN INCLUDED WITH THIS SUBMITTAL. PLEASE FORWARD IT TO THE CITY OF FAIRFAX PUBLIC WORKS FOR THEIR REVIEW.

ALL DIMENSIONS ARE APPROXIMATE, TYPICAL HOUSE FOOTPRINT SHOWN ON THESE LOTS MAY BE MODIFIED.

24. NO SCENIC ASSETS OR FEATURES EXIST ON THE SUBJECT PROPERTY WORTHY OF SAVING ASIDE FROM THOSE TREES DEPICTED AS SAVED.

25. NO FRONTAGE IMPROVEMENTS AND/OR STREET CONSTRUCTION WILL BE REQUIRED FOR THIS PLAN.

26. THE APPLICANT INTENDS TO DEVELOP THIS PROPERTY IN TWO PHASES WITH LOTS I THROUGH 3 IN PHASE I AND LOTS 4 AND 5 IN PHASE II. 27. THE LOCATION OF THE PROPOSED SANITARY SEWER LATERALS MAY CHANGE

IN ORDER TO MINIMIZE TREE REMOVAL.

28. THE APPLICANT RESPECTFULLY REQUESTS THE BOARD WAIVE THE MINIMUM DISTRICT SIZE AND MODIFY THE ONE ACRE OF CONTIGUOUS OPEN SPACE.

Application No. P2 2000 BIL-039 Staff Albrigh APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP) SEE PROFFERS DATED 4-18-01

Date of (BOS) (PC) approval 4-30-01 NO. 1375B 10-26-00

> RECEIVED DEPARTMENT OF BLANKING AND ZONING

SHEET

DATE:

DRAFT: CHECK: 50 MTM FILE NUMBER: 2003510-03B

JULY, 2000

SCALE:

N/A

of 3

CONSULTANTS

ENGINEERS

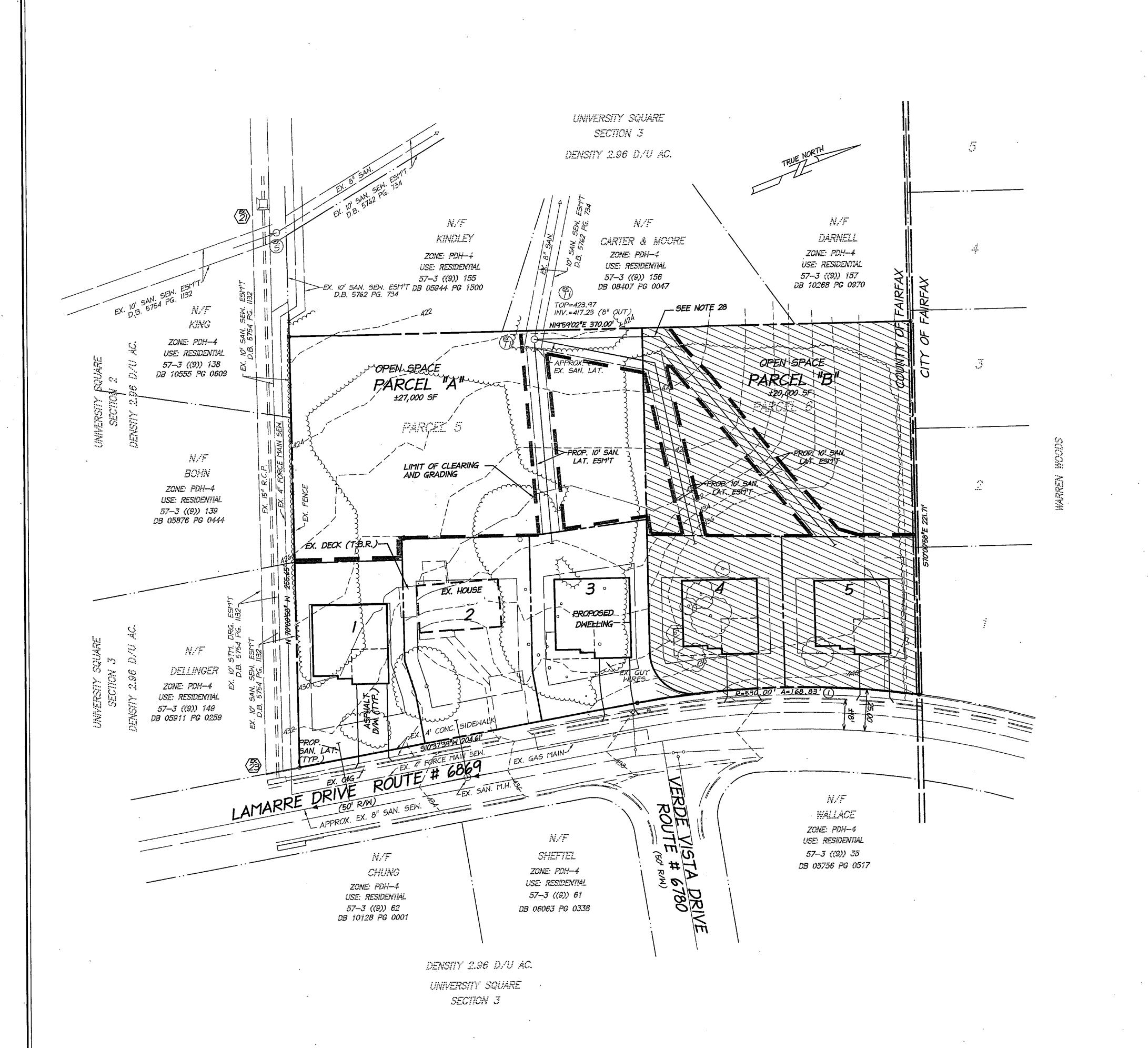
PLANNERS SURVEYORS

8569E SUDLEY ROAD

MANASSAS, VIRGINIA 20110-3811 PH (703) 631-8387

FAX (703) 631-9414 http://www. landdesignconsultants.com

MAY 8 2001 ZONING EVALUATION DIVISION-



TABULATIONS:

84,831 SF / 1.947 AC SITE AREA EXISTING ZONING

R-4 CLUSTER PROPOSED ZONING

MINIMUM LOT AREA REQUIRED PROVIDED MINIMUM LOT WIDTH

= 6,000 SF = > 6,000 SF 70 FEET N/A

MAXIMUM BUILDING HEIGHT

= 35 FEET

OPEN SPACE

CORNER

INTERIOR

REQUIRED PROVIDED = 12,725 SF (15%) = 47,000 SF (55%)

MINIMUM YARD REQUIREMENTS

20 FEET 8 FEET FRONT YARD SIDE YARD = 25 FEET REAR YARD

REQUIRED (2 SPACES / UNIT) PROVIDED (2 SPACES / UNIT)

IO SPACES IO SPACES (OFF STREET)

PERMITTED (7 UNITS)
PROPOSED (5 UNITS)

4.00 DU/Ac 2.57 DU/Ac

TREE COVER CALCULATIONS:

SITE AREA 84,831 SF / 1.947 AC DEDUCTIBLE (5 LOTSx 4,300 SF) 21,500 SF 63,331 SF ADJUSTED SITE AREA

12,666 SF TREE COVER REQUIRED (20%) ±18,000 SF

<u>LEGEND</u>

TREE COVER PROVIDED (X 1.25)

T EX. TELEPHONE PEDESTAL

IX EX. LIGHT POLE

O EX. UTILITY POLE EX. GUY WIRE

EX. WATER VALVE

---- EX. FENCE LINE

--OH- EX. OVERHEAD LINE

•--- EX. HAND RAIL

PROPOSED WATERMAIN & EASEMENT PROPOSED SANITARY SEWER & EASEMENT

PROPOSED STORM DRAIN & EASEMENT

A EXISTING TREELINE PROPOSED TREELINE

LIMITS OF CLEARING AND GRADING

PHASE II

Application No. <u>P21000-69-039</u> Staff Albright

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 4.18.0 Date of (BOS) (PC) approval 4.30.01

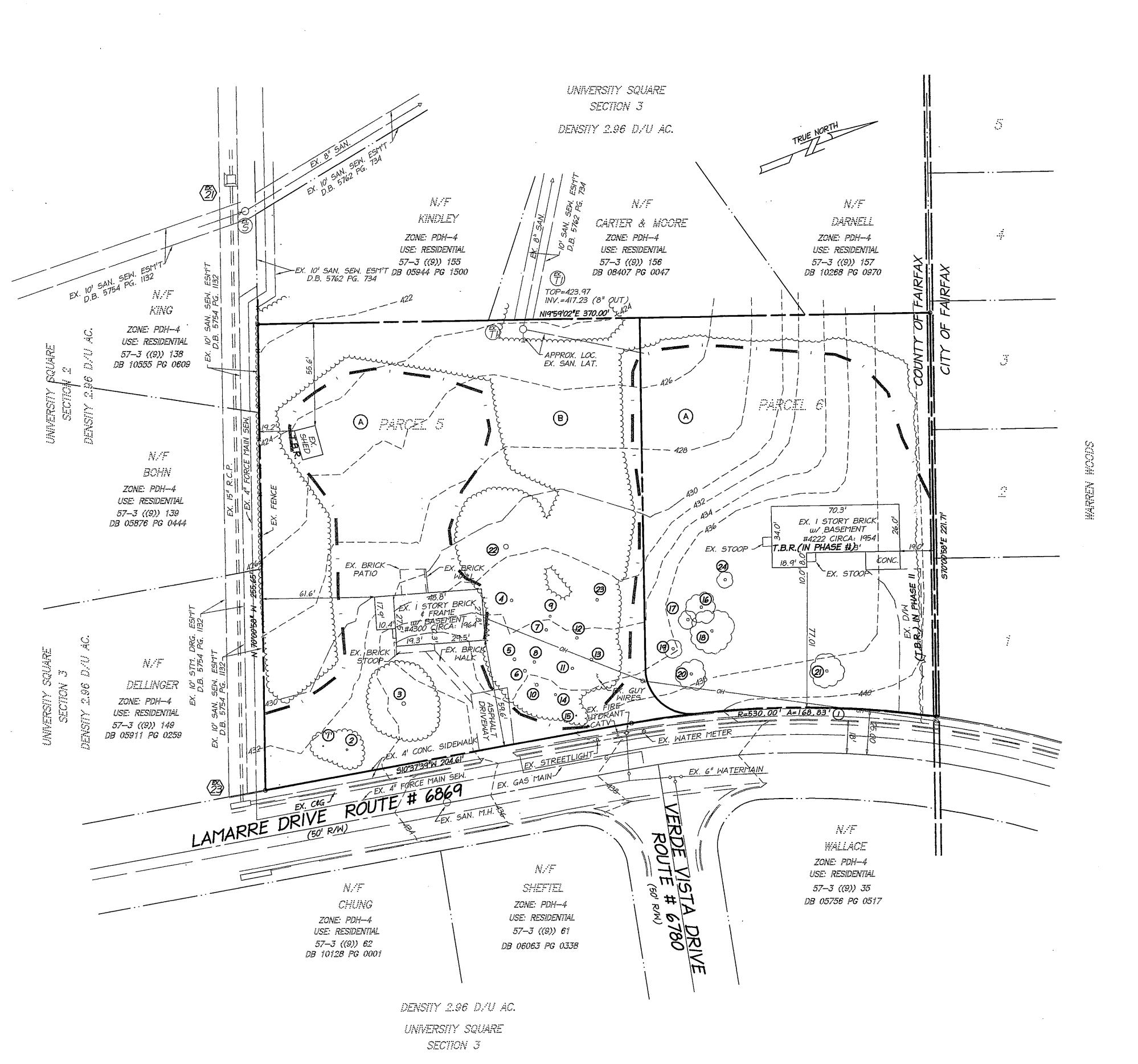
CONSULTANTS **ENGINEERS PLANNERS SURVEYORS** 8569E SUDLEY ROAD MANASSAS, VIRGINIA 20110-3811 PH (703) 631-8387 FAX (703) 631-9414 http://www. landdesignconsultants.com

SCALE:

I" = 30'

SHEET of 3 DATE: JULY, 2000

DRAFT: CHECK: SOU MTM FILE NUMBER: 2003510-03B



20035GP2

EXISTING VEGETATION MAPPING

| TYPE | COVER TYPE | PRIMARY SPECIES | SUCCESSIONAL STAGE | CONDITION | ACREAGE | COMMENTS |
|-------|-------------------------|--------------------|-----------------------|---------------|-----------|---------------------------|
| A | MAINTAINED GRASSLAND | MAPLES,OAKS | SUBCLIMAX | GOOD | 51,359 SF | LAWN & LANDSCAPED AREA |
| B | UPLAND | OAK, POPLÁR | SUBCLIMAX | GOOD/MODERATE | 33,472 SF | |
| TOTAL | | | , | | 84,831 SF | |

EXISTING TREES

| TYPE # | TYPE | COMMON NAME | SIZE | DRIP LINE DIAMERTER | CONDITION/COMMENTS | STATUS |
|--------|---------------------------|---------------|------------------|------------------------|--------------------|---|
| 1 | BETULA PENDULA | BIRCH | 8 ⁸ | 141 | | |
| 2 | g g | BIRCH | 12 ¹¹ | 22' | | T.B.R. |
| 3 | ACER PALMATUM | JAPANES MAPLE | 24 ⁿ | 42 ¹ | | |
| 4 | LIRIODENDRON TULIPFERA | POPLAR | 18 ¹¹ | 33' | | |
| 5 | Ħ | POPLAR | 21 [#] | 30' | | |
| 6 | FI | POPLAR | 21 ¹¹ | 35' | | |
| 7 | ŧ | POPLAR | 18 ⁸ | 301 | | |
| 8 | ø | POPLAR | 18# | 27' | | |
| 9 | p | POPLAR | 15 [#] | 20' | | |
| 10 | ß | POPLAR | 21 ¹¹ | 32' | | |
| t1 | įž | POPLAR | 18 ⁰ | 30¹ | | |
| 12 | If | POPLAR. | 18 ¹¹ | 271 | | |
| 13 | D. | POPLAR | 2l [#] | 341 | | |
| 14 | g g | POPLAR | 16 ⁿ | 26' | | |
| 15 | CORNUS FLORIDA | DOG WOOD | 8 ⁿ | 101 | | |
| 16 | PICEA PUGENS | BLUE SPRUCE | 10 ⁿ | 161 | | |
| 17 | ACER PALMATUM | JAPANES MAPLE | 6 ¹¹ | 101 | | |
| 18 | PYRUS CALLERYANA | BRADFORD PEAR | 15 ⁸ | 25¹ | | |
| 19 | ACER PALMATUM | JAPANES MAPLE | 6 ¹¹ | 101 | | *************************************** |
| 20 . | PYRUS CALLERYANA | BRADFORD PEAR | IO ^u | 151 | | • |
| 21 | ACER RUBRUM | RED MAPLE | IO ⁿ | 181 | | |
| 22 | LIRIODENDRON TULIPFERA | . POPLAR | 33" | 52 ¹ | | T.B.R. |
| 23 | LIRIODENDRON TULIPFERA | POPLAR | 18 ⁿ | 28' | | T.B.R. |
| 24 | PICEA PUGENS | BLUE SPRUCE | 8 ¹¹ | `_ 18¹ | | T.B.R. |

Application No. 122 200-BR-039 Staff ALBRIGHT

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 4.18.01

Date of (BOS) (PC) approval 4.30.01

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AMARRE PROPE

JUHN L. MARSHALL NO. 1375B 10-26-00 1-12-01 NO2-8-01-00 SURVEY SCALE:

I" = 30'

SHEET 3 of 3

DATE:
JULY, 2000

DRAFT: CHECK:
SO MTM

FILE NUMBER:
2003510-03B